


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE Adirondack Park Agency</p> <p>PO Box 99 · 1133 NYS Route 86 Ray Brook, NY 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	APA General Permit/Order 2023G-1 Certificate	Project #: 2025-0182
	Certificate for Certain Modifications of Existing Wireless Towers or Base Stations (Eligible Facilities Requests)	
	To the County Clerk: Please index this permit in the grantor index under the following names: 1. New Cingular Wireless PCS, LLC ("AT&T") 2. Town of Fine 3. VB Acquisitions, LLC	

This certificate under General Permit 2023G-1 is granted to New Cingular Wireless PCS, LLC ("AT&T"), the Town of Fine, and VB Acquisitions, LLC, authorizing the modification of an existing wireless tower or base station that meets the definition of an "Eligible Facilities Request" as defined by Section 6409 of the Spectrum Act of 2012, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the application received by the Agency and as depicted on the attached reduced-scale plans and renderings. The project site is in the Town of Fine, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence County Clerk's Office within 60 days of issuance of a signed and notarized permit/order. The signed and notarized certificate shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the certificate is recorded in the St. Lawrence County Clerk's Office. The Agency will consider the project in existence when the authorized facility has been constructed.

This certificate does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this certificate shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, state, regional or local.

PROJECT SITE

The project site is a 29.6±-acre parcel of land located on the north side of NYS Route 3 in the Town of Fine, St. Lawrence County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 224, Block 1, Parcel 6.111, and is described in a deed from County of St. Lawrence to Town of Fine, dated November 29, 2021, and recorded November 30, 2021 in the St. Lawrence County Clerk's Office as Instrument Number R-2021-00016291.

The project site is improved by an existing 74-foot-tall telecommunications tower concealed as a 79-foot-tall simulated tree as authorized by Agency Permit 2009-0267.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves a 15-foot extension of an existing 74-foot-tall telecommunications tower concealed as a 79-foot-tall simulated tree, resulting in an 89-foot-tall telecommunications tower concealed as a 94-foot-tall simulated tree, and co-location of antennas on the extended portion of the tower at a centerline height of 82 feet above ground level.

The project is shown on the following plans and renderings:

- 16 sheets of plans titled "AT&T Construction Drawings, Site Name: Star Lake, FA Number: 14554640," prepared by Costich Engineering, dated March 20, 2026, and received by the Agency March 26, 2026 (Project Plans); and
- 4 pages of renderings titled "Star Lake, US-NY-5228, 4241 Sate Highway 3, Fine, New York 13690," prepared by Chameleon Engineering, dated March 20, 2026, and received by the Agency March 24, 2026 (Renderings).

A reduced-scale copy of Sheet CC110 ("Compound Plan") and Sheet CC200 ("Tower Elevations") of the Project Plans for the project is attached to this certificate for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

CONDITIONS

1. The modification shall comply with all requirements of an Eligible Facilities Request as defined under Section 6409 of the Spectrum Act of 2012 and clarified in Federal Communications Commission (FCC) regulations at 47 CFR 1.6100 and applicable FCC rulings and orders.
2. This certificate is binding on the applicants, all present and future owners of the project site and all contractors undertaking all or a portion of the project. Copies of this General Permit/Order and the Project Plans and Renderings shall be furnished by the applicants to all subsequent owners or lessees of the project site prior to sale or lease. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency General Permit 2023G-1 for Project 2025-0182 issued April 9, 2026, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
3. Subject to the conditions stated herein, this certification authorizes modification of the existing wireless tower and base station in the location shown and as depicted on the Project Plans and Renderings referenced herein. The antennas, equipment, and base station shall be located as shown on the Project Plans and Renderings referenced herein, with the top of the antennas no higher than 86 feet above ground level (centerline elevation of 82 feet above ground level).

4. Any change to the location, dimensions, or other aspect of the development authorized herein shall require prior written Agency authorization.
5. As required by Agency Permit 2009-0267, in order to minimize the visual impact of the authorized tower, simulated white pine tree branching which effectively mimics the structure, needle pattern, and coloration of an eastern white pine tree shall be installed between the tower elevations of 52 and 89 feet above ground level. Branching shall be of varying lengths but shall not be less than 8 feet in length for branches located below the antenna panels. All branches shall be installed in a density and manner which effectively "fills in" the area below the panel antennas when viewed from Star Lake and NYS Route 3. In addition, panel branching (not panel sleeves) which effectively mimic the structure, needle pattern, and coloration of eastern white pine branches shall be installed on the panel array to disrupt the vertical lines associated with the panels approved herein. Said panel branching shall be of varying lengths and at a density to break up the vertical lines of the panels, but not create the appearance of vertical lines themselves when seen from Star Lake and NYS Route 3.
6. If any simulated branches break or fall off, they shall be repaired or replaced within eight months to restore the concealment as the simulated tree in this location. Photos of the repair or replacement shall be provided to the Agency within two weeks of completion.
7. The authorized antennas and related infrastructure shall be a grey color with a non-reflective flat or matte finish. The grey color shall match and blend with the existing antennas and infrastructure on the tower.
8. Within 200 feet of the tower, no trees greater than 8 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
9. Installation of any lighting on the existing tower or exterior lights within the equipment compound shall require prior written Agency authorization. Any lighting mandated by the Federal Aviation Administration (FAA) shall comply with all applicable regulations and specifications.
10. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
11. The Agency shall be provided with color photographs showing the completed tower modifications and antennas within 30 days of project completion. All photographs must clearly identify the date the picture was taken, the location of the photograph, and the lens size employed. Photographs shall be taken on a clear day with little

cloud cover from NY State Route 3 (application photo locations 410 and 417) and from Star Lake (application photo locations 422 and 423).

12. The authorized antennas shall be removed from the project site within one year of discontinuance of use for telecommunications purposes.
13. All signs associated with the telecommunications tower on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].

Dated: April 9th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

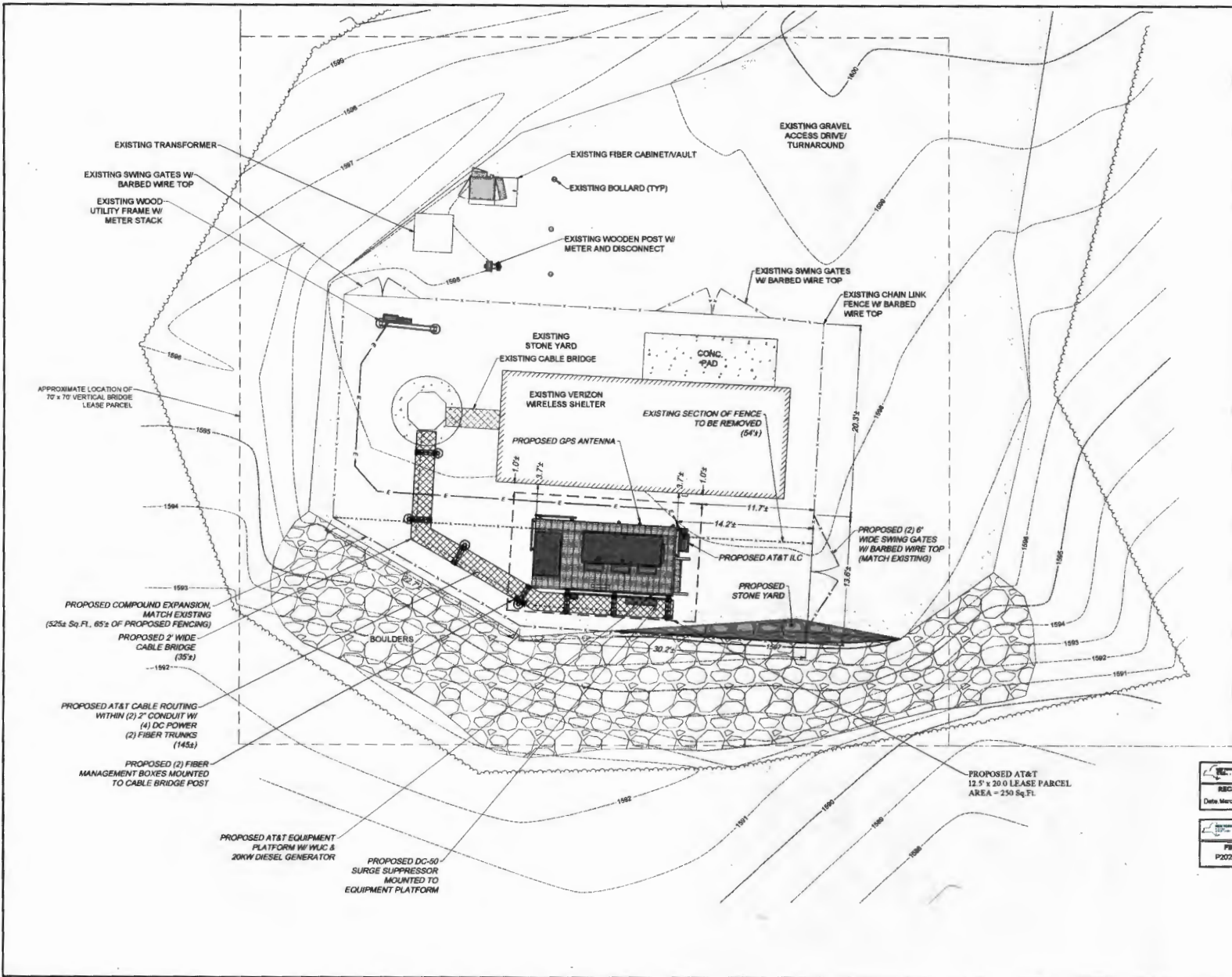
By: Ariel Lynch
Ariel Lynch
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 9th day of April in the year 2026, before me, the undersigned, a Notary Public in and for said State personally appeared Ariel Lynch, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Stephanie L. Petith
Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029



AT&T

11-M MOBILITY CORP.
5541 BRIDGE STREET
EAST SYRACUSE, NY 13057

CENTERLINE

COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

817 LAKE AVENUE
SARASOTA, FL 34236
(813) 488-9122

NO.	DATE	COMMENTS
0	03/24/2025	TKW ISSUED PRELIMINARY FOR REVIEW
1	05/06/2025	TKW ADDED AT&T LEASE PARCEL LABEL
2	05/20/2025	TKW ADDED COURSEWORK EXPANSION AREA, ORIGINAL SOLIDIFIED
3	07/18/2025	TKW REVISION PER 503 CLIENT REVISIONS
4	10/28/2025	AJK REVISION STANDOFF AND BOOM
5	03/02/2026	TKW REVISION PER 516-1028 CLIENT COMMENTS
6	03/31/2026	TKW ADDED TOWER DIMENSIONS TO SET
7	03/20/2026	TKW REVISION TOWER DIMENSIONS TO LATEST VERIZON

PROJECT MANAGER
C.D.M.

DRAWN BY
T.K.W.

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COSTICH ENGINEERING, D.P.C.

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SITE INFORMATION
STAR LAKE
FA# 14554640

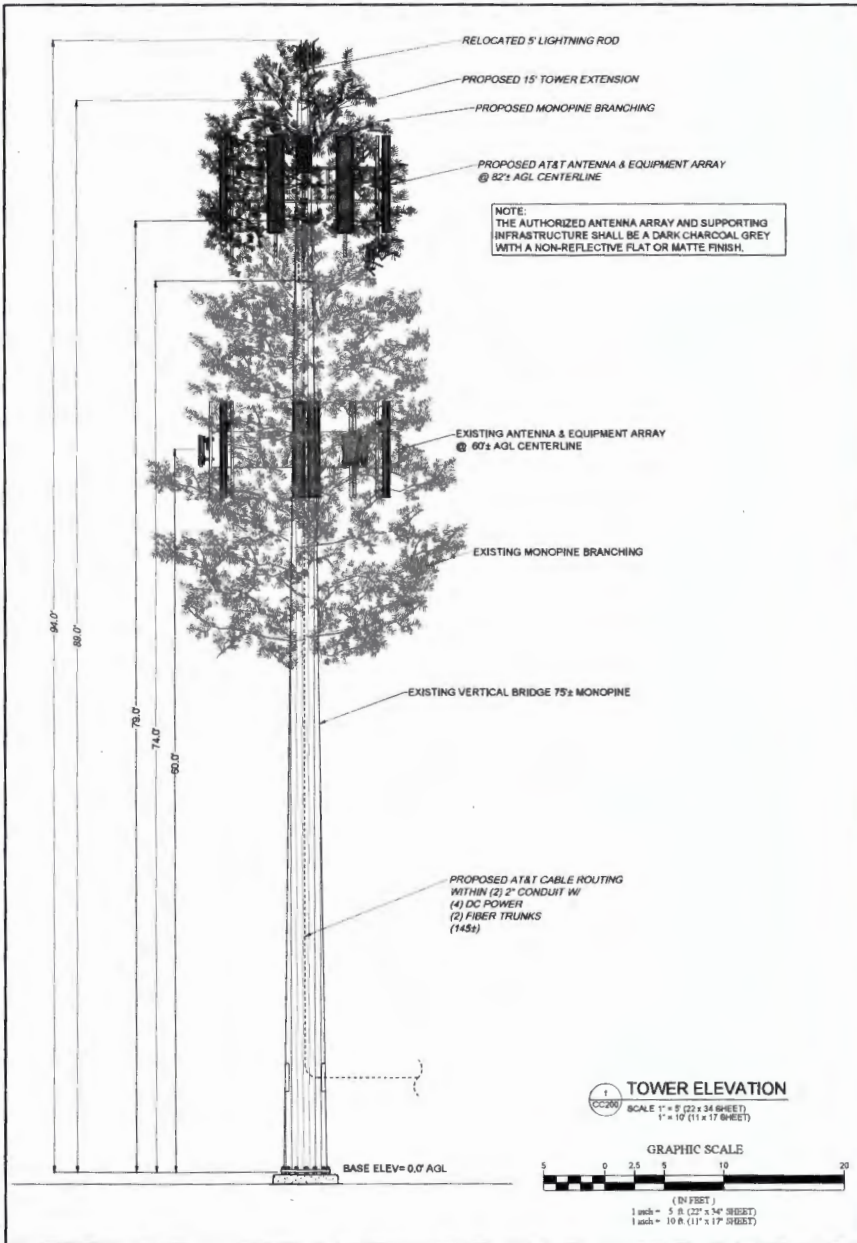
TOWN OF FINE
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

SHEET TITLE
COMPOUND PLAN

C.E. JOB NUMBER SHEET NUMBER
A4160.03 CC110

Adirondack Park Agency
RECEIVED
Date March 24, 2025

Adirondack Park Agency
PSAL
P2025-0182



Admitted
Professional Engineer
RECEIVED
Date: March 24, 2026

Admitted
Professional Engineer
FINAL
P2025-0182

AT&T
at+1 MOBILITY CORP.
5841 BRIDGE STREET
EAST SYRACUSE, NY 13057

CENTERLINE

CE
COSTICH ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
817 LAKE AVENUE
POUGHKEEPSA, NY 12603
(845) 469-9022

NO.	DATE	COMMENTS
0	03/24/2025	TKW ISSUED PRELIMINARY FOR REVIEW
1	05/08/2025	TKW ADDED AT&T LEASE PARCEL LABEL
2	05/20/2025	TKW REVISOR COMMENTS EXPANDED AREA LENGTH (352) FEET
3	07/15/2025	TKW REVISOR COMMENTS CLIENT REQUIRES
4	10/29/2025	AJK REVISOR COMMENTS AND NOTES
5	03/02/2026	TKW REVISOR COMMENTS CLIENT COMMENTS
6	03/12/2026	TKW ADDED TOWER RENDERINGS TO SET
7	03/20/2026	TKW REVISOR COMMENTS TO LATEST VERSION

PROJECT MANAGER
C.D.M.
DRAWN BY
T.K.W.

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STAR LAKE
FA# 14554640

TOWN OF FINE
COUNTY OF ST. LAWRENCE
STATE OF NEW YORK

TOWER ELEVATIONS

C.E. JOB NUMBER
A4160.03
SHEET NUMBER
CC200